

**City of Fort Lauderdale Planning and Zoning Board****STAFF REPORT****Case No. 139-R-02****November 17, 2004**

<b>Applicant</b>	All Saints Episcopal Church	
<b>Request</b>	Site Plan Level III/Waterway Use/Expansion of Existing Church	
<b>Location</b>	333 Tarpon Drive	
<b>Legal Description</b>	All Saints Episcopal Church Site, Tract A, P.B. 60, P. 24, together with Himmarshee Park, Lots 6, 7, 8, P. B. 1, P. 20	
<b>Property Size</b>	3 acres or 130,830 s.f.	
<b>Zoning</b>	CF-H and RS-8	
<b>Existing Land Use</b>	Church Facility	
<b>Future Land Use Designation</b>	Residential Low/Medium	
<b>Comprehensive Plan Consistency</b>	Consistent with Future Land Use Element, Residential Uses, Permitted Uses	
<b>Other Required Approvals</b>	30-day City Commission Request for Review, Board of Adjustment Approval for parking in RS-8 and for building > 10,000 s.f. in CF-H	
<b>Applicable ULDR Sections</b>	Sec. 47-25.2, Adequacy Requirements, 47-25.3, Neighborhood Compatibility, 47-23.8, Waterway Use	
<b>Setbacks/Yards</b> Front Rear Corner (Southeast) Side (Southwest)	<b>Required</b>	<b>Proposed</b>
	25'	25'1"
	20'	20'
	25'	27'5"
	20'	169'
<b>Lot Density</b>	8 Units Per Acre Maximum	No Residential Units Proposed
<b>Lot Size</b>	10,000 s.f. Minimum	3 acres
<b>Lot Width</b>	100 ft.	450 ft.
<b>Building Height</b>	35 ft.	34 ft.
<b>Structure Length</b>	No Maximum	230 ft.
<b>Floor Area Ratio</b>	1.0 Maximum unless approved as Site Plan Level III	0.255
<b>VUA Landscaping</b>	20% of VUA = 5510 s.f.	9863 s.f.
<b>Landscaping Lot Coverage</b>	N/A	64,098 s.f. or 49%
<b>Open Space</b>	N/A	N/A
<b>Parking</b>	136	150
<b>Notification Requirements</b>	Sign Notice 15 days prior to meeting; Mail Notice 10 days prior to meeting	
<b>Action Required</b>	Recommend Approval, Approval with Conditions, Denial	
<b>Project Planner</b>	<b>Name and Title</b>	<b>Initials</b>
	Angela Csinsi, Planner II	
	Chris Barton, AICP, RLA, Principal Planner	
	Marc LaFerrier, AICP, Planning and Zoning Director	

**Request:**

The applicant proposes an expansion to the existing church which will include the following: demolition of the existing parish hall and rectory; construction of one and two story additions to the main church building and development of a new parking area north of the existing church.

**Property/Project Description:**

The existing property, which has been owned and occupied by the church for many years, is located in two zoning districts, Community Facility – House of Worship (CF-H) and Residential Single Family Low-Medium Density (RS-8). The facilities consist of a sanctuary and a parish hall/administration building. The applicant proposes to expand its existing facility to permit additional uses related to the church, including ancillary classrooms, a nursery and toddler area, a sacristy, a parlor, a multi-purpose hall, additional storage space and restrooms. A total of 17,701 s.f. of building will be demolished and 17,484 s.f. of the main building will be replaced. Accessory uses total 4,616 s.f. and the overall size of all facilities will be 31,871 s.f.

The applicant made application to the Board of Adjustment on October 13, 2004. There were two requests for variances. One was to request relief from the 10,000 s.f. maximum gross floor area permitted in the CF-H zoning district in order to allow a building area of 31,871 g.f.a. The second was to allow accessory parking located in the portion of the site now zoned RS-8. These two variances for the RS-8 portion of the site were granted with the following conditions:

“There be no commercial use in the parking lot; parking lots in the area to be secured with gates when the church was not opened; a wall or berm was to be erected to screen the headlights from the parking lot; that additional landscaping was to be placed along both street edges; and that no further variances were to be granted to the applicant.”

This application is before the Planning and Zoning Board as a Waterway Use. The criteria for this review is discussed below.

**Parking and Traffic:**

There are no changes proposed to any ingress/egress points. The proposed increase in parking area will provide some relief to the surrounding neighborhood in terms of spillover parking. Parking for houses of worship are calculated based on the number of seats in the main sanctuary. The church currently has and will continue to have five hundred fifty four (554) seats, which equates to one hundred thirty nine (139) parking spaces required. One hundred fifty (150) spaces have been provided. Seventy-four (74) are existing grass parking spaces, which are permitted for houses of worship. Twenty-four (24) are existing paved spaces and fifty-two (52) are proposed grass parking spaces.

**Adequacy and Neighborhood Compatibility:**

The applicant has provided a narrative addressing both Adequacy and Neighborhood Compatibility Requirements (**Exhibit 1**). Staff concurs with the applicant's statements regarding the adequacy requirements but the Board is to determine compliance with neighborhood compatibility.

The site is surrounded by the First Presbyterian Church to the northeast and to the south, single-family to the south, a neighborhood park which fronts on the New River to the southeast, the newly constructed mixed use project to the northwest and parking for the Presbyterian Church to the north. The area has a generous amount of tree canopy and is characterized by a mix of single-family and neighborhood business uses.

**Comprehensive Plan Consistency:**

The existing and proposed uses are consistent with the Future Land Use Element which includes community facilities in the permitted use category of residential uses.

**Staff Determination:**

This application is subject to ULDR Sec. 47-23.8, Waterway Use. This section states in part that development on the water: "shall be designed to preserve the character of the city and neighborhood in which they are located, harmonize with other development in the area, and protect and enhance the scenic quality and tranquility of the waterways."

The applicant states: "The expansion proposed is designed to preserve the character of the City of Fort Lauderdale, and more specifically, the surrounding neighborhood. The final construction on the Property will harmonize with the surrounding neighborhoods, while enhancing the scenic quality of the waterway. Furthermore, the scenic quality of the adjoining waterway will be emphasized by the use of quality materials and superior architectural detail used for the expansion." Staff concurs with this assessment.

Should the application be approved, the following conditions are recommended:

1. There are to be no commercial uses permitted in the parking lot.
2. Parking lots in the area are to be secured with gates when the church is not opened.
3. A wall or berm is to be erected to screen the headlights coming from the parking lot.
4. Additional landscaping shall be placed along both street edges.
5. No further variances are to be granted to the applicant.
6. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
7. All construction will require approval from all pertinent environmental review agencies.
8. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
9. Final DRC approval.

**Planning and Zoning Board Options:**

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for Site Plan Level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the Site Plan Level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the Site Plan Level III permit.

PZ139-5-02/11-17-04/AC

**City of Fort Lauderdale**  
**Building Services Division Construction Debris Mitigation Policy**

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant.